

PLANNING BOARD, CITY OF GARFIELD
MINUTES OF THE REGULAR MEETING
Conducted on November 14, 2024

The Regular Meeting was called to order by Chairwoman Visotcky at 7:06 p.m. who thereupon read the statement required by the Open Public Meeting Act. Secretary called the roll.

ROLL CALL:

Mayor Richard Rigoglioso
Councilman, Romi Herrera
Chairwoman, Lou Ann Visotcky
Vice Chairman Antonino Randazzo
Suny Mellawa
Fasil Khan, 1st Alternate

Absent:

James Clark
Michael Garcia
Costantino Conte
James Kovacs

Others present were:

Alyssa Cimino, Esq., Attorney/Secretary of the Planning Board
Eileen Boland, Planning Board Planner
Lyndsay Knight, Planning Board Engineer
Beth Calderone, Certified Court Reporter

(Flag Salute)

SUNSHINE LAW: Read by Chairwoman Lou Ann Visotcky
PUBLIC LAW 1975 CHAPTER 231 "OPEN PUBLIC MEETING ACT" PUBLIC
HEARING: December 10, 2023 Council Chambers, City Hall Commencing at 7:00 p.m.

Resolutions

- a) Resolution authorizing the Board Secretary to publish the Requests For Qualification for the Board Professionals for the year 2025.

Motion to approve Resolution PB-04-2024 Authorizing Board Secretary to Publish RFQs for 2025.

Moved: Vice Chairman Antonino Randazzo
Second: Suny Mellawa

Mayor Richard Rigoglioso – Aye
Councilman Romi Herrera - Aye
Chairwoman Lou Ann Visotcky – Aye
Vice Chairman Antonino Randazzo - Aye
Sunny Mellawa - Aye
Fasil Khan, 1st Alternate – Aye
Motion Approved.

b) Resolution establishing and authorizing the meeting dates for the calendar year 2025.

Motion to approve Resolution PB-05-2024 Authorizing Meeting Dates for 2025.

Moved: Vice Chairman Antonino Randazzo
Second: Mayor Richard Rigoglioso

Mayor Richard Rigoglioso – Aye
Councilman Romi Herrera - Aye
Chairwoman Lou Ann Visotcky – Aye
Vice Chairman Antonino Randazzo - Aye
Sunny Mellawa - Aye
Fasil Khan, 1st Alternate – Aye
Motion Approved.

The Chairwoman asked for a motion to approve the Regular meeting minutes from the meeting held on October 24, 2024.

Motion to approve the Minutes of the Meeting held on October 24, 2024.

Moved: Vice Chairman Antonino Randazzo
Second: Mayor Richard Rigoglioso

Mayor Richard Rigoglioso – Aye
Councilman Romi Herrera - Aye
Chairwoman Lou Ann Visotcky – Aye
Vice Chairman Antonino Randazzo - Aye
Sunny Mellawa - Aye
Fasil Khan, 1st Alternate – Aye
Motion Approved.

Resolutions

NONE.

New Business

1. Hearing on application for Preliminary and Final Site Plan Approval regarding Block 88.01, Lots 1 & 9 commonly known as 337 & 351 Midland Avenue, Garfield. Danielle Kinback appeared for the applicant.

Michael Nona, Civil Engineer – sworn. Mr. Nona entered Exhibit A-1 – Colorized Site Plan rendering. Mr. Nona testified that a six-story mixed use building is being proposed on this site. The Plan proposes 2,337 sq. ft. of retail and 63 dwelling units (44 one-bedroom units and 19 two-bedroom). The proposed six-story building has a height of 66 ft. and the building is 20,694 sq. ft. The Plan provides 81 parking spaces. 73 parking spaces are on-site and 8 additional parking spaces on the street for retail use. There will be 12 EV parking spaces. Access to on-site parking is provided by two driveways, one on Belmont Ave. and one on Midland Ave. The utilities are being pulled from Belmont Ave. Mr. Nona testified that the Plan proposes a basin within the building to comply with the Garfield minor development storm water requirements. The engineer review letter noted that the proposed tension basin was undersized for a 3 inch storm event. The drawings will be revised and update the storm basin to comply with the Garfield requirement. The storm basin will be increased to 595 cubic ft. Mr. Nona testified that they will comply with all ADA requirements within and around the building.

Mayor Rigoglioso asked if there will be a back-up generator installed.

Ms. Kinback stated that it is required according to the redevelopment plan.

Ms. Boland asked if the streetscape improvements would follow the Passaic St. improvements.

Mr. Nona testified that they would be following the redevelopment plan streetscape.

Ms. Boland stated that the Board may want to consider following the Passaic St. streetscape to keep it consistent throughout the city.

Ms. Knight wanted to confirm that the fire hydrant on Midland Ave. was included because she did not see it on the drawing.

Mr. Nona testified that he is not aware of any reason that it's not shown. It may have been an error. He will add it back onto the plans.

Jose Carballo, Architect – sworn. Mr. Carballo testified that the plan proposes a 6-story building with 63 units. There are four residential floors above two levels of parking and retail and lobby space. The lower-level parking area consists of 32 parking spaces, water tank retention area and a utility room. The first floor consists of 21 parking spaces, a lobby, retail space, transformer room, a trash compactor room, and a mail/package room. The second floor consists of 20 parking spaces, refuse chute, and a utilities/office/storage area. The third floor consists of 1,121 sq. ft. amenity space, 3,026 sq. ft. terrace, 11 one-bedroom units and 4 two-bedroom units. The fourth through sixth floors consist of 11 one-bedroom units and 5 two-bedroom units on each floor. There are two elevators and two stairways. The size of the one-bedroom units are 733 sq. ft. and the two-bedroom units are 1,100 sq. ft. The one variance that is being requested is for the bulkhead being 18 ft. above the roof. Mr. Carballo testified that they propose to lower the bulkhead to 14 ft. The permitted height is 12 ft., so a variance is still required.

The Chairwoman asked where the visitors would park.

Mr. Carballo testified that there are four spaces off the Belmont Ave. entrance.

Mr. Khan asked how much foot traffic they expect to the retail stores.

Mr. Carballo testified that in his experience, the size of the stores is more of a neighborhood type of retail, so it's more for 3-5 blocks from the retail.

Ms. Boland asked for information regarding the signage for the building.

Mr. Carballo testified that he does not have the particulars on the signage, but they will comply with the requirements.

Nicholas Kennedy, Traffic Engineer – sworn. Mr. Kennedy testified that the proposed site is located about half a mile from two train stations and within the area of five different NJ Transit bus routes. Trip generation projections for the proposed site were prepared using the Institute of Transportation Engineers' (ITE) Trip Generation Manual. The proposed development is projected to generate 29 trips during the peak weekday morning hour and 40 trips during the peak weekday evening hour. The ITE criteria for the number of trips that a development needs to generate in order to impact the roadway network is 50 trips per hour. The trip generation for this site is 40 trips per hour. Mr. Kennedy testified that they did not take into account that some people would take public transportation and used a higher rate. They did not take any credits allowed by ITE for being near public transportation. Vehicle access to the parking garage is proposed with one 24 ft. wide full movement driveway along Midland Ave. and one 22 ft. wide full movement driveway along Belmont Ave. Vehicle circulation and parking maneuvers throughout the garage would be provided via 23 ft. wide drive aisles. Parking requirements for the proposed development is 80 parking spaces. The site plan provides 81 total spaces. Mr. Kennedy testified that he would provide vehicle turning templates to the Board Engineer and Planner.

Ms. Boland asked if he could confirm that the aisle width conforms to the requirements and were the turning templates used to determine that.

Mr. Kennedy testified that the turning templates were used to determine that the width of the aisles and parking spaces conform to requirements.

Ms. Knight asked how deliveries would be handled.

Mr. Kennedy testified that the loading space along Belmont Ave. will be the main loading space and trash pickup. Deliveries and trash pickup will be scheduled so there is no overlapping when vehicles are coming in and out.

Ms. Boland asked for confirmation that the studies mentioned in the engineering review letter will be done.

Ms. Kinback confirmed that they will be done.

Gabe Bailer, Professional Planner – sworn. Mr. Bailer testified that there is one variance required regarding the height of the elevator bulkhead. The Ordinance requires that accessory/access structures are not to exceed 12 ft. above the roof. The bulkhead is 14 ft. above the roof and requires a C variance. The 14 ft. bulkhead is needed in order for residents to access the rooftop recreational area. Mr. Bailer's opinion is that based on the C-1 and C-2 criteria for this diminutive deviation of 2 ft. in order for residents to access the roof deck, the benefits outweigh the detriments.

Motion to open the meeting to the public.

Moved: Suny Mellawa

Second: Vice Chairman Antonino Randazzo

Mayor Richard Rigoglioso – Aye
Councilman Romi Herrera - Aye
Chairwoman Lou Ann Visotcky - Aye
Vice Chairman Antonino Randazzo – Aye
Suny Mellawa – Aye
Fasil Khan, 1st Alternate - Aye
Motion Approved.

The Chairwoman asked if anyone from the public wanted to come forward regarding this application.

Richard Derrig, 71 Herman St. – sworn. Mr. Derrig asked if there is a road for fire trucks.

Ms. Kinback stated that they submitted site plans to the Fire Department and are waiting for their recommendations. They will comply with the Fire Department requirements.

Mr. Derrig stated that all the studies for sewer, water and recommendations from the Fire Department should be done before anything goes forward. Also, on the corner of Midland Ave. and Belmont Ave., it looks like it would be difficult for people to make a right turn onto Midland Ave. due to the trees pictured on the site plan.

Ms. Kinback stated that it is under review by the County.

Mr. Derrig stated that this is another report not completed before it comes before this Board. How many parking spaces are available on the street for the businesses in the building.

Mr. Carballo testified that there will be 8 total on-street spaces Midland Ave. and Belmont Ave.

Mr. Derrig asked how many businesses will be in the building.

Mr. Carballo testified that there is 2,300 sq. ft. for retail space.

Everett Garnto, Jr., 51 Jewell St. – sworn. Mr. Garnto asked if the cell service in the senior building is going to be affected by the construction of this 6-story building.

Ms. Kinback stated that a radio frequency study was not done because it is not required.

Mr. Garnto asked if this project was going to be a pilot project.

The Chairwoman stated that the Planning Board does not give out pilot projects.

Mayor Rigoglioso stated that pilot projects are determined by the City Council, not the Planning Board.

Mr. Garnto asked if the traffic will back up onto Midland Ave. if multiple vehicles are entering at the same time.

Mr. Carballo testified that the garage door has a censor and the door will stay open until the last vehicle pulls in.

Mr. Garnto asked how many vehicles per unit will be allowed in this complex.

Mr. Carballo testified that for every one-bedroom unit, 1 parking space is required. For every two-bedroom unit, 1.5 spaces are required. That is a total of 73 parking spaces.

Mr. Garnto asked where visitors will park.

Mr. Carballo testified that there will be 4 parking spaces off Belmont Ave.

Mr. Garnto asked that this application be put aside until the reorganization of the new council.

The Chairwoman asked if anyone else from the public wanted to come forward regarding this application.

The Chairwoman stated that no one else from the public came forward.

Motion to close the public session.

Moved: Vice Chairman Antonino Randazzo

Second: Suny Mellawa

Mayor Richard Rigoglioso – Aye

Councilman Romi Herrera - Aye

Chairwoman Lou Ann Visotcky – Aye

Vice Chairman Antonino Randazzo - Aye

Suny Mellawa - Aye

Fasil Khan, 1st Alternate - Aye

Motion Approved.

The Chairwoman asked for a motion to approve the application Preliminary & Final Site Plan Approval regarding 337 & 351 Midland Ave.

Motion to approve application for Preliminary & Final Site Plan Approval (337 & 351 Midland Ave.).

Moved: Mayor Richard Rigoglioso

Second: Councilman Romi Herrera

Mayor Richard Rigoglioso – Aye

Councilman Romi Herrera – Aye

Chairwoman Lou Ann Visotcky – Aye

Vice Chairman Antonino Randazzo – Aye

Suny Mellawa – Aye

Fasil Khan, 1st Alternate – Aye

Motion Approved.

2. Hearing on whether to adopt the Redevelopment Plan prepared by Francis Reiner of DMR Architects entitled 408, 410 & 416 River Drive Redevelopment Plan dated November, 2024 for property known as Block 81, Lots 45, 46 & 48 as shown on the Official Tax Map of the

City of Garfield, more commonly known as 408, 410 & 416 River Drive, Garfield. Angela Koutsavlis appeared for the applicant.

Gabe Bailer, Professional Planner – sworn. Mr. Bailer testified that the redevelopment plan being proposed is a multi-family residential project. Maximum number of units permitted is 36 and all units will be one-bedroom units. There will be 36 parking spaces. The proposed building will be 4 stories. The flood mitigation and stormwater management will comply with the City's and NJDEP stormwater regulations. Each unit will have a washer and dryer. Mr. Bailer testified that originally property consisted of Lots 45, 46, 47 & 48. Subsequently, Lots 46 & 47 were combined.

Mayor Rigoglioso asked if the applicant would include a back-up generator for the building.

Mr. Bailer testified that it would be considered by the developer.

The Chairwoman asked if anyone is currently living on any of these properties.

Mr. Bailer testified that he does not know.

The Vice Chairman stated that two of the residences were vacant and there were residents in the third property.

Ms. Knight stated that there are a couple of references to Lot 47 in the plan. Ms. Knight recommended that the references to Lot 47 be removed for consistency.

Mr. Bailer testified that it would be removed.

Ms. Knight asked if there was more information regarding the restrictions of rentals for less than a month.

Mr. Bailer testified that the developer will testify to requiring rentals for a minimum of one month when the Site Plan Approval goes before the Planning Board. The leases will be for a minimum of one year. There will be no month to month leases.

Ms. Knight asked how the specific requirements listed in the redevelopment plan will be confirmed for compliance when the Site Plan Approval goes before the Planning Board.

Mr. Bailer testified that the developer will provide imagery including the specific requirement to show that they will comply with it.

Ms. Knight asked if the 36 units is inclusive of the manager's unit.

Mr. Bailer testified that it is going to be 36 one-bedroom units. The manager or super will not be an on-site position.

Motion to open the meeting to the public.

Moved: Councilman Romi Herrera
Second: Mayor Richard Rigoglioso

Mayor Richard Rigoglioso – Aye
Councilman Romi Herrera - Aye
Chairwoman Lou Ann Visotcky - Aye
Vice Chairman Antonino Randazzo – Aye
Sunny Mellawa – Aye
Fasil Khan, 1st Alternate - Aye
Motion Approved.

The Chairwoman asked if anyone from the public wanted to come forward regarding this application.

Everett Garnto, Jr., 51 Jewell St. – sworn. Mr. Garnto asked what the timeline is if the residents want to appeal the Planning Board decision on the previous application on Midland Ave.

The Chairwoman stated that we are taking questions regarding the River Dr. application and that he could ask that question during the general public comments portion of the meeting.

The Chairwoman asked if anyone else from the public wanted to come forward regarding this application.

The Chairwoman stated that no one else from the public came forward.

Motion to close the public session.

Moved: Vice Chairman Antonino Randazzo
Second: Councilman Romi Herrera

Mayor Richard Rigoglioso – Aye
Councilman Romi Herrera - Aye
Chairwoman Lou Ann Visotcky – Aye
Vice Chairman Antonino Randazzo - Aye
Sunny Mellawa - Aye
Fasil Khan, 1st Alternate - Aye
Motion Approved.

The Chairwoman suggested that the Neglia Review letter and the Planning Board members recommendations be given to the City Council for their next meeting.

The Chairwoman asked if there were any bills or correspondence.

Ms. Cimino stated that there were no bills or correspondence.

The Chairwoman asked for a motion to open the meeting to the public.

Motion to open the meeting to the public.

Moved: Vice Chairman Antonino Randazzo
Second: Sunny Mellawa

Mayor Richard Rigoglioso – Aye
Councilman Romi Herrera - Aye
Chairwoman Lou Ann Visotcky - Aye
Vice Chairman Antonino Randazzo – Aye
Suny Mellawa – Aye
Fasil Khan, 1st Alternate - Aye
Motion Approved.

The Chairwoman asked if anyone from the public wanted to come forward.

Everett Garnto, Jr., 51 Jewell St. – sworn. Mr. Garnto asked what the timeline is if the residents want to appeal the Planning Board decision on the previous application on Midland Ave.

Ms. Cimino stated that the residents have 45 from the date that the approved resolution is published in the newspaper.

The Chairwoman asked if anyone else from the public wanted to come forward.

The Chairwoman stated that no one else from the public came forward.

The Chairwoman asked for a motion to close the public session.

Motion to close the public session.

Moved: Vice Chairman Antonino Randazzo
Second: Suny Mellawa

Mayor Richard Rigoglioso – Aye
Councilman Romi Herrera - Aye
Chairwoman Lou Ann Visotcky – Aye
Vice Chairman Antonino Randazzo - Aye
Suny Mellawa - Aye
Fasil Khan, 1st Alternate - Aye
Motion Approved.

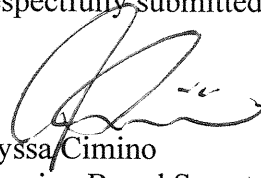
The Chairwoman asked for a motion to close the meeting.

Motion to close meeting.

Moved: Suny Mellawa
Second: Vice Chairman Antonino Randazzo

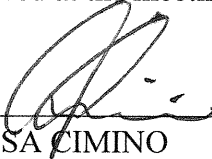
Mayor Richard Rigoglioso – Aye
Councilman Romi Herrera - Aye
Chairwoman Lou Ann Visotcky - Aye
Suny Mellawa - Aye
Fasil Khan, 1st Alternate - Aye
Motion Approved.

Respectfully submitted,



Alyssa Cimino
Planning Board Secretary

Approved at the meeting on December 19, 2024.



ALYSSA CIMINO
Planning Board Secretary